

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
PARCELS RC-4 and RC-5 IN THE SOUTH END URBAN
RENEWAL AREA, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", as been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of the urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Housing Innovations, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels RC-4 and RC-5 in the South End Urban Renewal Area;

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Housing Innovations, Inc. be and hereby is tentatively designated as redeveloper of Disposition Parcels RC-4 and RC-5 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within one hundred eighty (180) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed construction and rental schedules.

UNION METHODIST CHURCH
25526

COLUMBUS

PARK

PARK

SQUARE

WORCESTER

CONCORD

ROLAND

SQUARE

SQUARE

TREMONT STREET

TREMONT STREET
METHODIST CHURCH
25,000

WEST

ALLEY

CONCORD

UTLAND

LAVEN

ALL SAINTS LUTHERAN CHURCH
9371

1809	1967
1153	1966
1756	1975
1755	1955
1762	1955
1738	1955
1734	1955
1707	1955
1708	1955
1963	1963

1950	1969
1909	1909
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1746	1458
1828	1828
1476	1476
1600	1600
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3167	1995
2002	1995
1995	1995
1995	1995
1995	1995
2789	1995
1554	1554
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2600	1870
1870	1870
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1870	1870
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2705	1900
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1920	1760
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2546	2034
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2002	1866
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2002	1866
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2058	1900
1900	1900
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1900	1900
1900	1900
1900	1900
1900	1900

2250	2070
2070	2025
2025	2070
2070	2052
2052	1980
1980	1980
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2. That disposal of Parcels RC-4 and RC-5 by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found that Housing Innovation, Inc. possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure. (Federal Form H-6004)

MEMORANDUM

DEC 2 1971

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER
DISPOSITION PARCELS RC-4 and RC-5
SOUTH END PROJECT NO. MASS. R-56

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Summary: This memorandum requests that Housing Innovations, Inc. be tentatively designated as the redeveloper for Disposition Parcels RC-4 and RC-5 in the South End Urban Renewal Area.

On December 16, 1966, the Authority tentatively designated Tremont Homes, Inc., to act as Redeveloper of Disposition Parcels RC-4 and RC-5 in the South End. Tremont Homes, Inc. was not able to prepare a feasible proposal to construct housing on these sites, and as a result their tentative designation was rescinded on 8 April 1971.

On April 18, 1971, the Authority solicited submissions by advertisement for the above-captioned parcels. In response to this advertisement, Housing Innovations, Inc. has submitted a proposal for developing Parcels RC-4 (15,000 sq. ft.) and RC-5 (45,000 sq. ft.). Their proposal calls for the construction of 120 units of limited dividend housing to be financed by the Massachusetts Housing Finance Agency. By using a combination of Section 236 funds, rent supplement leasing and skewing, the following income mix will be achieved: 40% low income, 40% moderate to middle income and 20% middle to high income. The developer feels that this mix is not only desirable for a project of this size, but also reflects the existing character of the South End.

The building will be four to six stories high, containing both flats and duplex units using both row house and apartment type construction. The special character of Worcester and Tremont Streets will be respected by using appropriate building types, materials and architectural details.

In addition to providing a small, neighborhood oriented retail space, sufficient land will be set aside for the development of a tot lot within the project area.

Housing Innovations, Inc. will develop, own and manage the entire project. Principals in this company include Mr. Dennis A. Blackett, President and Messrs. Ralph A. Partan and Ernest E. Berry, Vice-Presidents. Samuel Glaser and Partners will be the architects and Barkan Construction Company will be the contractor.